HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Calgary CMA

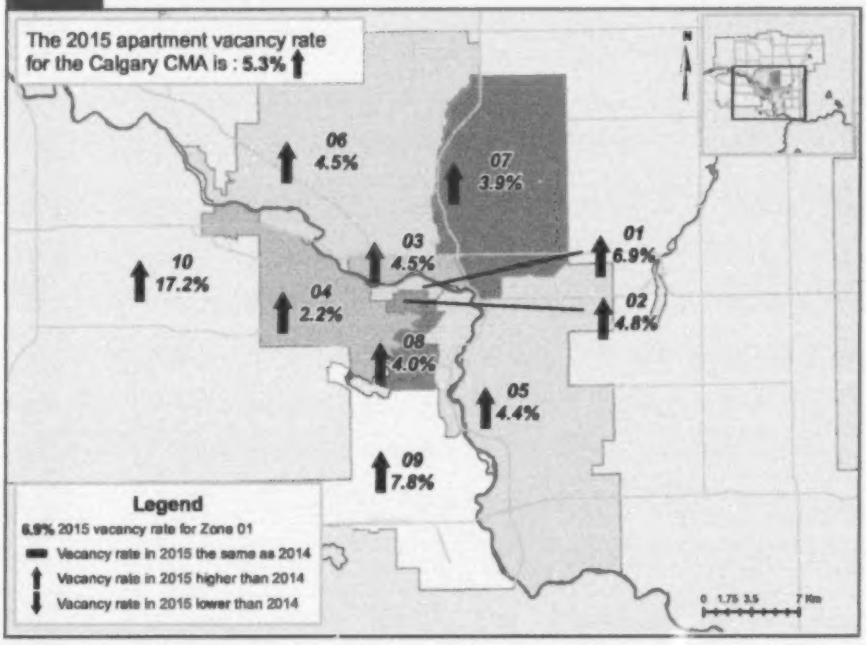
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The apartment vacancy rate in the purpose-built rental market was 5.3 per cent in the Calgary CMA, up from 1.4 per cent in October 2014.
- The monthly rent for a two-bedroom apartment in new and existing structures averaged $1,332 in October 2015.
- In rental structures common to both the October 2014 and 2015 surveys, the average rent for two-bedroom apartments was relatively unchanged.

Figure 1



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Primary Rental Market Survey

Overview: Vacancies and rents in the Calgary CMA

According to the results of the Rental Market Survey conducted by CMHC in October 2015, the apartment vacancy rate[1] in the primary rental market in the Calgary Census Metropolitan Area (CMA) rose to 5.3 per cent, up from 1.4 per cent in October 2014. This represents the second consecutive increase in apartment vacancies and ties for the highest vacancy rate since 1993. Rental demand has been weighed down by job losses due to a slowdown in the economy, primarily from the energy industry. Labour market conditions have weakened and the unemployment rate has moved to elevated levels, moderating net migration. Competition from investor owned condominium apartment units and the addition of new purpose-built rental units has also contributed to a rise in the vacancy rate.

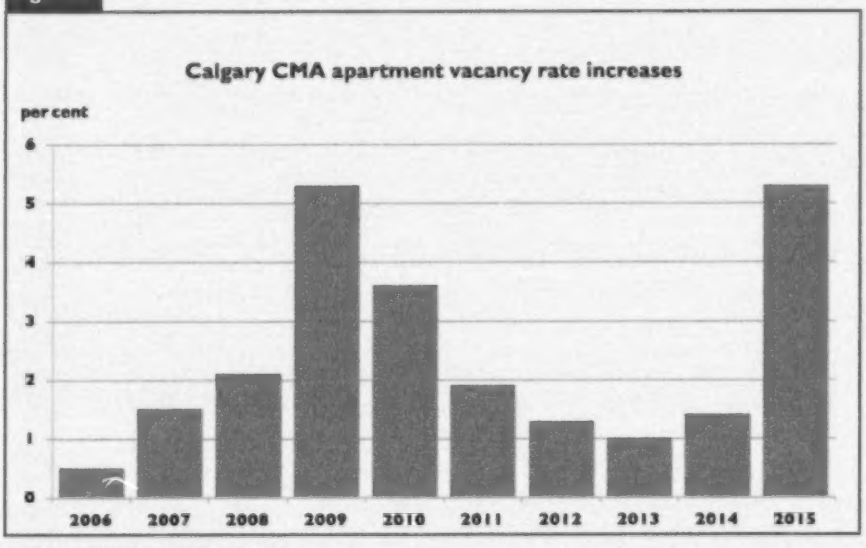
With the increase in the vacancy rate, upward pressure on rental rates have moderated compared to the last couple of years. Same-sample rents[2] for all apartment units remained unchanged from October 2014 to October 2015. This is a significant departure from October 2014 when same-sample rents for all apartment units increased 6.4 per cent year-over-year. Same-sample rents for one- and two-bedroom units, as well as for three or more bedroom units were also relatively unchanged from a year earlier as vacancy rates for each of these bedroom types have increased.

The overall availability rate[3] in the Calgary CMA rose to 7.7 per cent in October 2015, up from 2.7 per cent in October 2014. Compared to the vacancy rate, the availability rate was 2.4 percentage points higher, indicating that more units may

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

Figure 2



Source: CMHC, October Survey

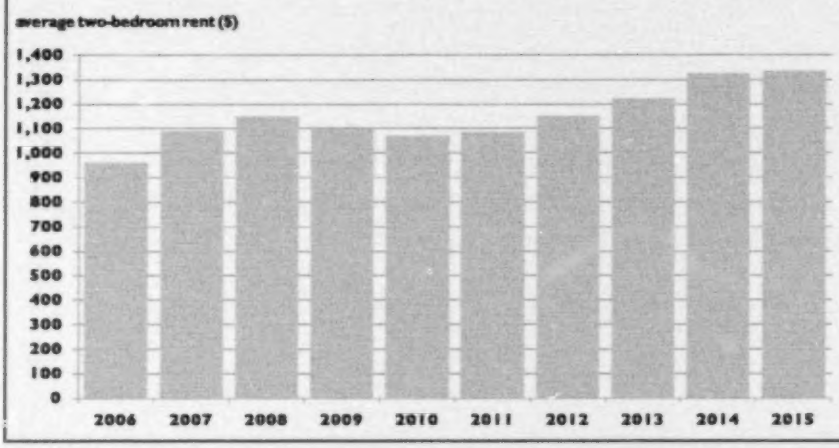
[1] Based on privately-initiated rental apartment structures of three or more units.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[3] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 3

Elevated vacancy rate limits rent increases in the Calgary CMA



Source: CMHC, October Survey

become vacant in the next couple of months. Further moderation in rental demand is expected as other industries including the energy sector shed more jobs towards the end of 2015 and into the beginning of 2016. The availability rate was the highest among one- and two-bedroom units at 7.7 and 8.2 per cent, respectively. For bachelor units, the availability rate increased from 2.3 per cent in October 2014 to 4.3 per cent in October 2015. Units with three or more bedrooms recorded an availability rate of 6.0 per cent in October 2015, up from 2.8 per in the same month a year earlier.

Submarket results: Vacancy rates increase in rental apartment and row units

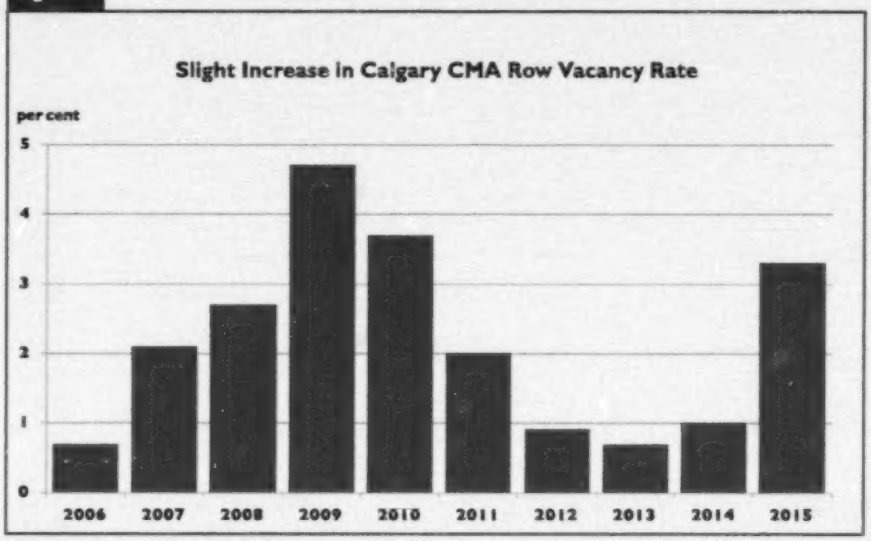
The apartment vacancy rate for every zone in the Calgary CMA rose in October 2015 compared October 2014. The city of Calgary recorded a vacancy rate of 4.9 per cent in October 2015, up from 1.4 per cent in the same month in 2014. The Downtown zone had one of the highest vacancy rates in the city of Calgary at 6.9 per cent. This zone is home to many oil and gas companies that have laid-off workers due to low oil prices. The highest vacancy rate in the Calgary CMA was in Other Centres, which includes centres such as Cochrane, Chestermere and Airdrie. This zone reported a vacancy rate of 17.2 per cent in October 2015, up from 1.2 per cent in October 2014. While the elevated vacancy rate can be partly attributed to a slowdown in economic activity, the supply of purpose-built rental units in this zone more than doubled from the previous year.

The vacancy rate for the various bedroom types in the Calgary CMA rose year-over-year in October 2015. The vacancy rate for two-bedroom units was among the highest at 6.0 per cent, increasing from 1.6 per cent in October 2014. Part of the increase in the vacancy rate was due to the addition of 655 two-bedroom units in 2015. For bachelor units, the vacancy rate was 2.4 per cent in this year's survey, up from 1.1 per cent in October 2014. Both one-bedroom units and apartments with three or more bedrooms posted a vacancy rate of 4.9 per cent in October 2015, increasing from 1.3 per cent in October 2014.

The apartment vacancy rate for structures by year of construction ranged from 3.8 per cent to 17.3 per cent, and increased in every age range compared to the previous year. The highest vacancy rate were in structures built in 2005 and later, at 17.3 per cent in October 2015, up from 2.6 per cent in October 2014. There were 865 purpose-built rental units added to the universe in 2015, mostly representing new units, some of which remained vacant after construction was completed. A vacancy rate of 8.1 per cent was found in structures built between 1990 and 2004. Vacancy rates among newer buildings can be elevated compared to older structures, as average rents are typically higher and compete with some investor owned apartment condominium units.

The average two-bedroom rent in the Calgary CMA was $1,332 in October 2015 relatively unchanged from $1,322 in October 2014.The lowest average two-bedroom rents in October 2015 were in the North Hill and Southeast zones at $1,191 and $1,195. On the other hand, the highest average two-bedroom rents were found in the Beltline and Downtown zones at $1,438 and $1,430, respectively. Rental units in these areas are close to amenities such as public transit, shopping centres and the central business district, and as result tend to command higher rents. The average two-bedroom rent in Other Centres was $1,377 in October 2015, compared to $1,104 in October 2014. The average two-bedroom rent in Other Centres went from having the lowest rent in the Calgary CMA at $1,104 in October 2014 to among the highest at $1,377 in October 2015. The increase in the average two-bedroom rent was due largely to the addition of new units, which typically command higher rents, thus pushing the average up.

Figure 4



Source: CMHC, October Survey

Same-sample rents for two-bedroom units declined 1.0 per cent in the Downtown zone where the vacancy rate increased to 8.1 per cent in October 2015. The Chinook zone also posted a decline in same-sample two-bedroom rents while rents in the Beltline, North Hill and Northeast were relatively unchanged from the previous year. Despite the increase in vacancy rates in every zone in the Calgary CMA, some zones posted an increase in same-sample rents. These zones include the Southwest, Northwest, Fish Creek and Other Centres.

Row vacancy rates rose to 3.3 per cent in October 2015, up from 1.0 per cent in October 2014. While a portion of the increase in the vacancy rate was due to additional row units being added to the universe, a decline in economic activity and reduced rental demand was the primary reason vacancies rose. Row vacancy rates for North Hill, Southeast, Northwest, Northeast, and Fish Creek increased from the previous year. For the Southwest zone, the vacancy rate remained relatively stable from October 2014 to October 2015.

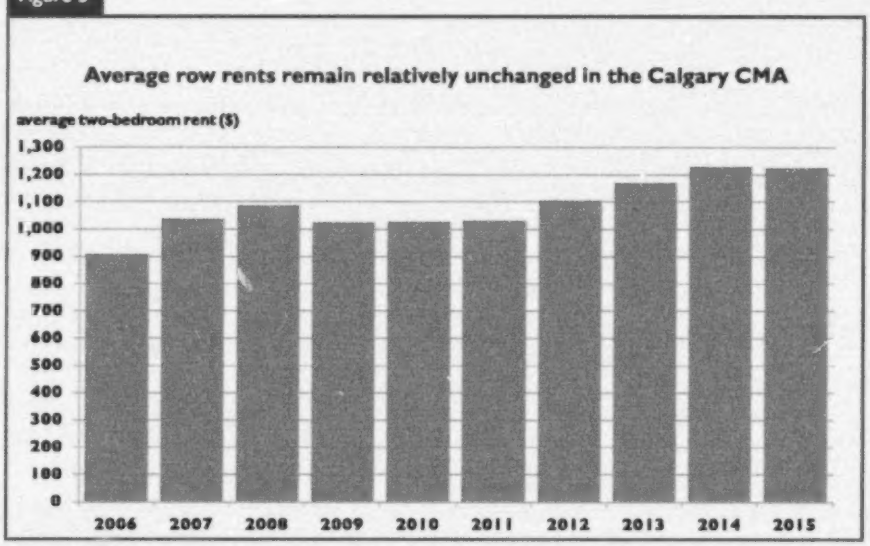
Same-sample rents in the Calgary CMA for two-bedroom row units in October 2015 were comparable to the same month in 2014. The rise in vacancy rates has kept row rental rates from increasing this year. While the same-sample row rents were relatively unchanged for many of the zones in the Calgary CMA, the Southeast and Fish Creek posted an increase of 2.9 and 1.3 per cent in October 2015, respectively.

The average two-bedroom rent for row units in the Calgary CMA was $1,227 in October 2015 compared to $1,230 in October 2014. Two-bedroom row rents in October 2015 averaged $1,285 in the Southeast zone compared to $1,257 in October 2014. The Northwest zone had an average two-bedroom rent of $1,196 per month in this year's survey relatively unchanged from $1,209 in the same month a year earlier. Rental rates for two-bedroom row units ranged from $1,196 to $1,285 per month in the Calgary CMA.

Supply and demand factors: The stock of purpose-built rental units increases for the second consecutive year

The purpose-built rental apartment universe in the Calgary CMA increased for the second consecutive year in 2015. There were 35,227 units in the universe in October 2015, up 865 units from 34,362 in October 2014. The increase in the purpose-built rental universe in 2015

Figure 5



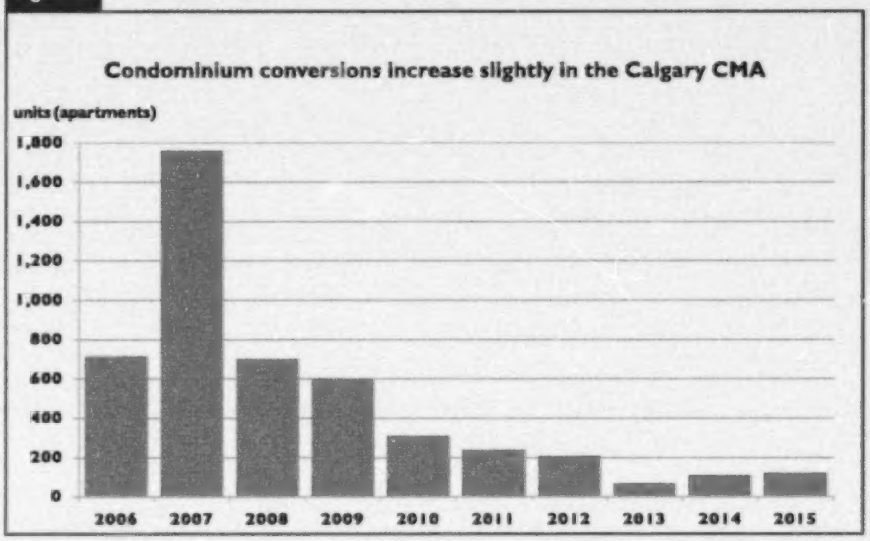
Source: CMHC, October Survey

was largely due to the completion of new rental units. Some rental units have also been re-introduced into the survey universe after being temporarily removed from previous survey years. For example, this included units that have undergone major renovations. The total additions have outpaced units that were removed from the universe, either permanently or temporarily, due to demolitions, condominium conversions, renovations and units converted to social housing.

The Beltline zone had the highest number of purpose-built apartment rental units across all the zones in the Calgary CMA with 8,674 units in October 2015. This was well above the Downtown zone, which had the second highest number of units at 4,983. Within the city of Calgary, the Southeast zone had the lowest number of units at 1,515 in October 2015 compared to 1,524 in October 2014. Other Centres had the lowest number of purpose built rental units in the Calgary CMA at 912 in October 2015. While Other Centres had the lowest number of units, it also posted the largest increase, rising from 435 units in October 2014 to 912 units in October 2015. While the number of purpose-built apartment rental units increased in most zones across the Calgary CMA, there were still a few areas where the universe declined. The largest decline was recorded in North Hill where the universe decreased 115 units in October 2015 to 2,788. The Southwest, Chinook, and Southeast were also zones where the universe moved lower.

There were 123 apartment rental units converted to condominiums between November 2014 and October 2015. This was up from 108 condominium conversions during the corresponding period ending in October 2014. While these condominium conversions have removed many units from the purpose-built rental market, a higher number of units have been added with the completion of new apartment rental units. Additional new purpose-built rental units are expected in the coming years and will put upward pressure on rental supply. For example, in September 1,216 market apartment rental units were under construction, a 53 per cent increase from 795 in the same month a year earlier.

Figure 6



Source: CMHC, 12-month ending October

Rental market conditions have changed significantly from the previous year when the vacancy rate was 1.4 per cent and rental demand had benefitted from consecutive years of strong employment growth and record levels of migration. With the decline in the price for oil this year, overall economic activity has been weighed down by a weaker energy industry. A slowdown in employment growth and a rising unemployment rate has moderated net migration. Migration has already recorded a decline at the provincial level, which Calgary typically mirrors. To the end of June, net migration in Alberta was down 53 per cent in 2015 compared to the corresponding period in 2014. Both interprovincial and international migration had declined from the previous year in addition to a strong outflow of non-permanent residents. Migration will not support rental demand to the same extent as it did in previous years.

Secondary Rental Market Survey[4]: Vacancy rates move higher for condominium rental apartments

The vacancy rate for rental condominium apartments averaged 4.9 per cent in October 2015, an

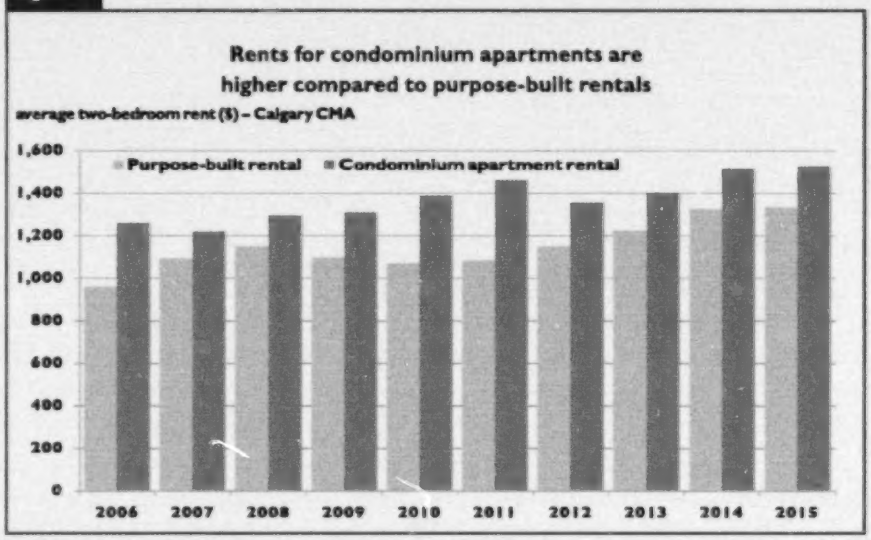
[4] The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-over-year in the SRMS since the type of dwellings surveyed and their characteristics vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose-built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

increase from 1.1 per cent in October 2014. As was the case in the purpose-built rental market, rental demand in the secondary rental market also declined due to a moderation in employment growth and slower net migration. The supply of condominium apartment rental units also increased over the previous year, contributing to a rise in the vacancy rate. In the Core, the vacancy rate reached 6.9 per cent in this year's survey, up from 1.4 per in October 2014. The West reported a vacancy rate of 2.9 per cent in October 2015.

The two-bedroom condominium apartment rent in October 2015 averaged $1,522 in the Calgary CMA compared to $1,511 in CMHC's 2014 survey. The West had an average two-bedroom rent of $1,490 in October 2015, compared to $1,427 in October 2014. Condominium apartment rental units tend to have higher rents than units in the purpose-built rental market. Some of the amenities such as heated underground parking, fitness and recreational rooms as well as higher quality finishes found in condominium apartments tend to command higher rent.

The total universe of condominium apartments, including both owner occupied and rental units, rose from 52,981 units in 2014 to 54,408 in 2015. While the number of condominiums declined 164 units in the Core to 20,691 in 2015, units in the West and East area rose. The highest number of condominium units was found in the West area at 24,464, up from 23,909 in the previous year,

Figure 7

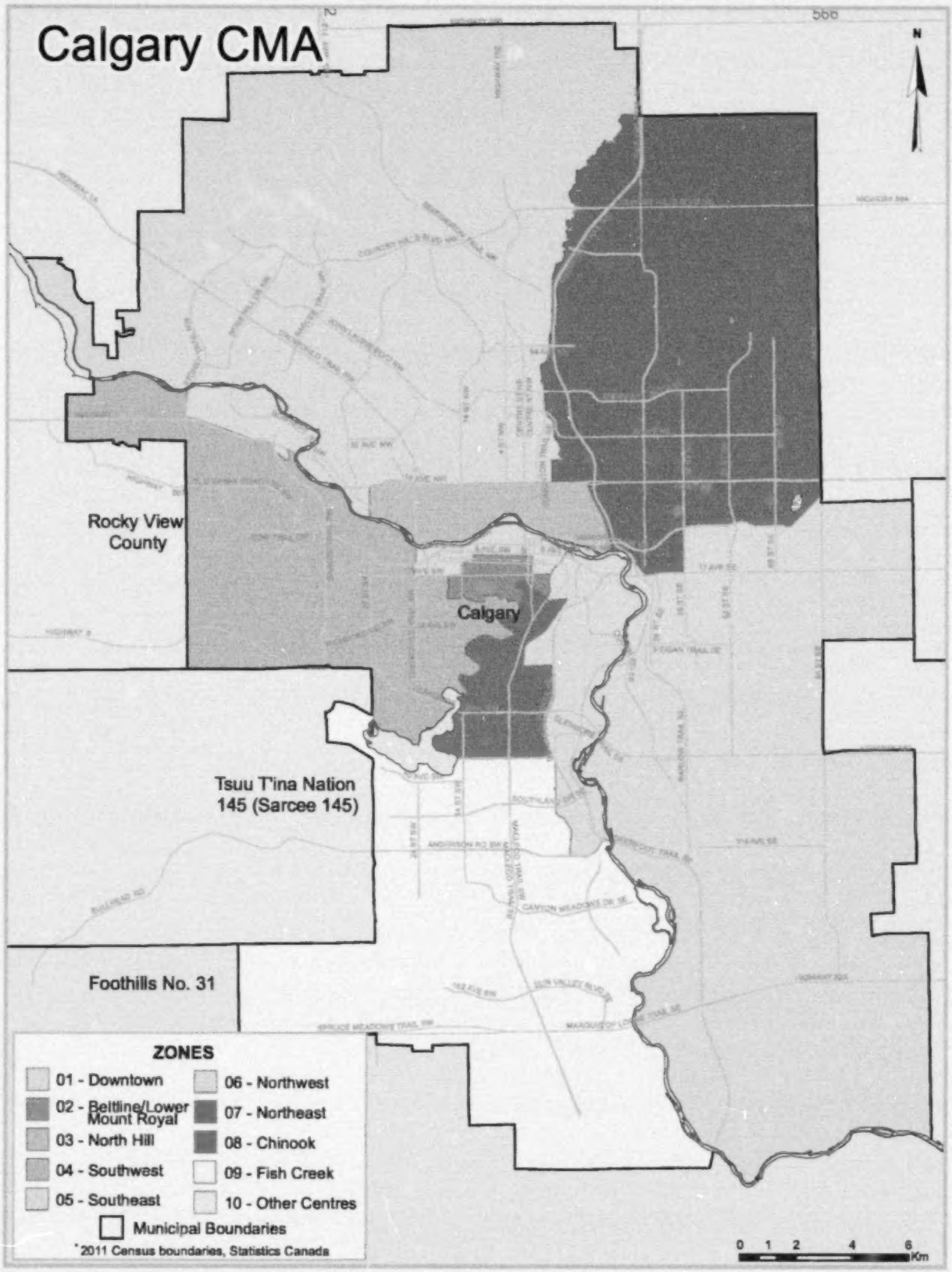


Source: CMHC, October surveys

while the East area had 9,253 units in 2015 compared to 8,217 in 2014. In the Calgary CMA, 30.9 per cent of condominium apartment units in October 2015 were identified as rentals, similar to the previous year at 30.6 per cent. Among the three subareas, the Core had the highest percentage of condominium rentals at 34.1 per cent in October 2015. In the West and East areas, the percentage of condominium rentals were 29.3 and 27.8 per cent, respectively.

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, semi-detached (side-by-side) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. The number of renter households in the other secondary rental market totalled 68,045 in 2015, an increase from 66,607 in 2014. Single-detached rental units made up the largest proportion of the secondary rental market with 31,156. Semi-detached, row, and duplex dwellings totalled 28,688 in October 2015, up from 26,164 in October 2014.

The overall rent for all other secondary rental units was $1,398 in 2015 compared to $1,449 in the previous year. The highest average rent was among single-detached units at $1,598. For semi-detached, row and duplex dwelling types, the average rent was $1,343 in October 2015 compared to $1,287 in October 2014.


Calgary CMA
N
Rocky View County
Calgary
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries
*2011 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	0.0 c	6.0 b ↑	0.8 c	6.5 b ↑	1.0 c	8.1 b ↑	0.0 b	**	0.8 c	6.9 b ↑
Zone 2 - Beltline	1.4 c	1.5 c	1.8 b	4.6 b ↑	2.4 c	5.7 b ↑	3.4 c	**	2.0 c	4.8 b ↑
Zone 3 - North Hill	**	**	1.3 c	5.0 c ↑	1.2 c	3.2 c -	**	**	1.3 c	4.5 c ↑
Zone 4 - Southwest	0.0 c	**	1.3 c	2.6 b ↑	0.8 c	1.8 b ↑	**	**	1.1 c	2.2 b ↑
Zone 5 - Southeast	0.0 c	0.0 a	0.8 c	3.6 b ↑	1.3 c	5.9 b ↑	0.0 b	2.0 c ↑	0.9 c	4.4 b ↑
Zone 6 - Northwest	0.0 c	0.0 a	1.0 c	3.9 b ↑	1.7 b	4.8 b ↑	1.2 d	**	1.3 c	4.5 b ↑
Zone 7 - Northeast	**	**	1.6 c	3.4 b ↑	1.5 c	4.3 b ↑	0.9 b	3.5 c ↑	1.5 c	3.9 b ↑
Zone 8 - Chinook	0.0 c	0.0 c	0.7 c	4.0 c ↑	1.6 b	4.1 b ↑	**	4.6 b	1.2 c	4.0 b ↑
Zone 9 - Fish Creek	0.0 c	0.0 a	1.8 b	8.6 b ↑	1.7 b	7.8 b ↑	0.8 c	4.9 c ↑	1.7 b	7.8 b ↑
Calgary City (Zones 1-9)	1.0 c	2.4 b ↑	1.3 c	4.9 b ↑	1.6 c	5.3 b ↑	1.3 c	4.7 c ↑	1.4 c	4.9 b ↑
Zone 10 - Other Centres	4.5 c	**	0.9 c	6.2 c ↑	1.2 c	20.8 d ↑	**	**	1.2 c	17.2 d ↑
Calgary CMA	1.1 c	2.4 b ↑	1.3 c	4.9 b ↑	1.6 c	6.0 b ↑	1.3 c	4.9 c ↑	1.4 c	5.3 b ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	969 c	1,003 c	1,219 c	1,172 c	1,459 c	1,430 c	1,380 b	1,673 c	1,287 c	1,242 c
Zone 2 - Beltline	910 c	927 c	1,149 c	1,138 c	1,441 c	1,438 c	1,857 c	1,975 c	1,244 c	1,238 c
Zone 3 - North Hill	896 b	806 b	975 c	995 c	1,192 c	1,191 c	1,313 b	1,333 b	1,066 c	1,072 c
Zone 4 - Southwest	831 b	779 b	1,071 c	1,056 c	1,234 c	1,262 c	1,317 b	1,320 b	1,150 c	1,149 c
Zone 5 - Southeast	1,029 c	645 c ↓	1,137 c	1,089 c	1,179 c	1,195 c	1,026 c	1,116 c	1,137 c	1,136 c
Zone 6 - Northwest	788 b	771 b	1,114 c	1,154 c	1,268 c	1,289 c	1,241 c	1,269 c	1,194 c	1,226 c
Zone 7 - Northeast	**	**	1,137 c	1,113 c	1,310 c	1,281 c	1,247 c	1,218 c	1,248 c	1,209 c
Zone 8 - Chinook	936 c	913 c	1,133 c	1,086 c	1,351 c	1,321 c	**	1,365 c	1,239 c	1,196 c
Zone 9 - Fish Creek	985 c	1,000 c	1,178 c	1,193 c	1,310 c	1,332 c	1,260 c	1,262 c	1,258 c	1,283 c
Calgary City (Zones 1-9)	910 c	903 c	1,135 c	1,122 c	1,326 c	1,329 c	1,267 c	1,288 c	1,215 c	1,210 c
Zone 10 - Other Centres	708 c	**	970 c	1,123 c	1,104 c	1,377 c	1,079 c	1,229 c	1,047 c	1,308 c
Calgary CMA	906 c	900 c	1,134 c	1,122 c	1,322 c	1,332 c	1,262 c	1,286 c	1,213 c	1,212 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	205	207	3,204	3,214	1,533	1,537	21	25	4,963	4,983
Zone 2 - Beltline	625	625	4,860	4,926	2,961	3,060	61	63	8,507	8,674
Zone 3 - North Hill	88	84	1,641	1,582	1,100	1,048	74	74	2,903	2,788
Zone 4 - Southwest	146	145	1,612	1,619	1,707	1,686	201	198	3,666	3,648
Zone 5 - Southeast	51	51	648	599	651	691	174	174	1,524	1,515
Zone 6 - Northwest	74	78	1,887	1,990	2,196	2,318	497	490	4,654	4,876
Zone 7 - Northeast	7	7	665	668	1,099	1,102	82	85	1,853	1,862
Zone 8 - Chinook	31	31	1,231	1,241	1,093	1,067	67	67	2,422	2,406
Zone 9 - Fish Creek	38	39	1,182	1,229	1,957	2,042	258	253	3,435	3,563
Calgary City (Zones 1-9)	1,265	1,267	16,930	17,068	14,297	14,551	1,435	1,429	33,927	34,315
Zone 10 - Other Centres	22	22	117	194	259	660	37	36	435	912
Calgary CMA	**1,287**	**1,289**	**17,047**	**17,262**	**14,556**	**15,211**	**1,472**	**1,465**	**34,362**	**35,227**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	7.4 b	2.1 a	9.7 a ↑	2.1 a	10.4 c ↑	0.0 a	**	2.1 a	9.7 a ↑
Zone 2 - Beltline	1.8 c	3.6 c	3.0 a	7.5 b ↑	3.5 b	7.7 a ↑	3.4 c	**	3.1 a	7.3 a ↑
Zone 3 - North Hill	**	**	2.9 a	6.9 b ↑	2.3 b	5.2 c ↑	**	**	2.7 a	6.3 b ↑
Zone 4 - Southwest	3.4 c	3.3 c	2.6 a	4.8 b ↑	1.7 a	4.4 b ↑	5.9 c	5.6 c	2.4 a	4.6 b ↑
Zone 5 - Southeast	0.0 a	0.0 a	2.1 a	6.2 a ↑	3.6 a	7.9 a ↑	2.1 c	2.0 c	2.7 a	6.4 a ↑
Zone 6 - Northwest	**	0.0 a	2.7 a	6.0 b ↑	3.5 b	6.8 b ↑	2.9 c	**	3.1 b	6.5 a ↑
Zone 7 - Northeast	**	**	3.4 b	4.6 a ↑	2.4 a	5.5 a ↑	0.9 a	4.7 a ↑	2.7 a	5.1 a ↑
Zone 8 - Chinook	3.4 c	0.0 a ↓	2.2 a	9.7 b ↑	3.5 b	9.7 b ↑	**	4.6 b	2.9 a	9.4 a ↑
Zone 9 - Fish Creek	0.0 a	0.0 a	2.9 a	12.0 c ↑	3.3 a	10.2 c ↑	1.5 a	6.1 a ↑	3.0 a	10.4 a ↑
Calgary City (Zones 1-9)	2.3 c	4.2 c	2.6 a	7.7 a ↑	2.9 a	7.6 a ↑	2.8 b	5.7 a ↑	2.8 a	7.5 a ↑
Zone 10 - Other Centres	4.5 c	**	0.9 a	7.3 c ↑	1.2 a	21.0 a ↑	**	**	1.2 a	17.8 a ↑
Calgary CMA	**2.3 c**	**4.3 c**	**2.6 a**	**7.7 a ↑**	**2.9 a**	**8.2 a ↑**	**2.8 b**	**6.0 a ↑**	**2.7 a**	**7.7 a ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Downtown	4.5 d	++	5.8 b	++	5.0 b	-1.0 d	**	++	5.6 b	++
Zone 2 - Beltline	++	++	7.6 c	++	6.3 c	++	**	++	6.7 b	++
Zone 3 - North Hill	**	++	6.7 b	1.3 d	5.1 c	++	**	++	6.1 b	++
Zone 4 - Southwest	**	5.4 d	6.2 b	++	5.0 b	0.9 d	**	++	6.0 b	++
Zone 5 - Southeast	**	++	6.6 a	-1.9 c	6.0 b	**	**	++	6.6 a	++
Zone 6 - Northwest	**	++	6.3 b	1.2 a	5.2 b	0.8 a	5.0 c	**	5.5 b	0.9 a
Zone 7 - Northeast	**	**	8.8 b	++	7.3 a	++	4.2 a	2.4 a	7.5 a	++
Zone 8 - Chinook	8.3 b	++	9.2 a	-1.2 a	8.7 b	-1.3 d	**	++	8.9 a	-1.4 a
Zone 9 - Fish Creek	8.8 a	++	8.0 b	1.3 a	5.7 a	1.0 a	3.9 b	3.2 d	6.2 a	1.0 a
Calgary City (Zones 1-9)	**4.8 d**	**++**	**7.1 a**	**++**	**5.9 a**	**++**	**5.6 c**	**++**	**6.4 a**	**++**
Zone 10 - Other Centres	2.9 a	**	7.2 a	3.1 d	5.2 a	4.5 d	4.1 d	**	6.0 a	4.5 d
Calgary CMA	**4.8 d**	**++**	**7.1 a**	**++**	**5.9 a**	**++**	**5.6 c**	**++**	**6.4 a**	**++**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA										
Pre 1960	0.0 c	**	1.6 c	4.0 c ↑	1.2 a	3.9 c ↑	**	**	1.3 a	3.8 c ↑
1960 - 1974	1.1 a	1.7 c	1.0 a	4.8 c ↑	1.4 a	4.4 a ↑	1.1 a	4.2 c ↑	1.1 a	4.5 a ↑
1975 - 1989	2.2 c	2.5 c	1.5 a	4.5 a ↑	1.8 a	4.8 a ↑	1.5 c	5.7 d ↑	1.7 a	4.6 a ↑
1990 - 2004	-	-	1.1 a	7.9 a ↑	1.5 a	8.1 b ↑	**	**	1.4 a	8.1 a ↑
2005+	**	**	3.4 a	9.3 a ↑	1.9 a	23.4 a ↑	**	**	2.6 a	17.3 a ↑
Total	1.1 a	2.4 b ↑	1.3 a	4.9 a ↑	1.6 a	6.0 a ↑	1.3 a	4.9 c ↑	1.4 a	5.3 a ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA										
Pre 1960	885 b	866 b	1,076 a	1,018 a	1,262 a	1,262 a	**	**	1,111 a	1,064 a
1960 - 1974	929 a	927 a	1,127 a	1,116 a	1,310 a	1,309 a	1,290 a	1,333 a	1,194 a	1,189 a
1975 - 1989	838 b	849 b	1,103 a	1,114 a	1,286 a	1,281 a	1,209 a	1,206 a	1,199 a	1,199 a
1990 - 2004	-	-	1,361 a	1,305 a	1,591 a	1,510 a	**	**	1,506 a	1,439 a
2005+	**	**	1,451 a	1,397 a	1,746 a	1,742 a	**	**	1,558 a	1,586 a
Total	906 a	900 a	1,134 a	1,122 a	1,322 a	1,332 a	1,262 a	1,286 a	1,213 a	1,212 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA										
3 to 5 Units	0.0 d	0.0 d	0.8 d	5.7 d ↑	1.6 c	3.7 c ↑	0.9 a	5.4 d ↑	1.3 a	4.4 b ↑
6 to 19 Units	1.4 d	**	1.6 b	4.3 b ↑	1.2 a	4.2 c ↑	0.0 c	**	1.4 a	4.1 b ↑
20 to 49 Units	0.9 a	2.5 c ↑	1.5 a	4.9 b ↑	1.8 a	4.6 a ↑	3.4 c	4.1 c -	1.7 a	4.7 a ↑
50 to 99 Units	1.9 a	0.9 a ↓	1.3 a	4.3 a ↑	2.0 a	9.0 a ↑	0.9 a	**	1.7 a	6.6 a ↑
100 to 199 Units	1.4 d	2.0 a -	1.3 a	4.5 a ↑	1.2 a	7.3 a ↑	0.0 c	2.8 a ↑	1.2 a	5.8 a ↑
200+ Units	**	4.8 d	0.5 a	6.2 a ↑	1.5 a	6.8 b ↑	3.5 a	3.5 c -	0.9 a	6.4 b ↑
Total	1.1 a	2.4 b ↑	1.3 a	4.9 a ↑	1.6 a	6.0 a ↑	1.3 a	4.9 c ↑	1.4 a	5.3 a ↑

The following letter codes are used to indicate the reliability of the estimates:
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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA										
3 to 5 Units	**	702 a	929 b	948 a	1,064 a	1,075 a	1,105 a	1,167 a	1,062 a	1,082 a
6 to 19 Units	802 a	793 a	988 a	975 a	1,182 a	1,152 a	1,506 a	1,312 c ↓	1,048 a	1,022 a
20 to 49 Units	898 a	873 b	1,096 a	1,088 a	1,273 a	1,271 a	1,373 a	1,349 a	1,173 a	1,171 b
50 to 99 Units	1,009 a	1,008 a	1,182 a	1,188 a	1,390 a	1,396 a	1,542 a	1,603 a	1,283 a	1,296 a
100 to 199 Units	953 c	995 a	1,226 a	1,236 a	1,443 a	1,500 a	1,533 b	1,481 a	1,334 a	1,368 a
200+ Units	1,199 b	1,101 a	1,297 a	1,254 a	1,521 a	1,489 a	1,504 b	**	1,387 a	1,345 a
Total	906 a	900 a	1,134 a	1,122 a	1,322 a	1,332 a	1,262 a	1,286 a	1,213 a	1,212 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Calgary CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	**	1.9	6.0	1.2	7.0	**	**	1.3	5.8	0.4	7.8
Zone 2 - Beltline	2.7	**	1.9	3.4	2.3	4.5	1.7	4.5	2.1	6.8	**	**
Zone 3 - North Hill	1.6	4.2	1.1	5.6	1.2	2.2	**	**	**	**	-	-
Zone 4 - Southwest	1.4	0.9	1.7	3.8	0.4	1.0	1.1	2.8	**	**	-	-
Zone 5 - Southeast	1.1	3.3	1.0	1.8	0.5	4.1	**	**	**	**	-	-
Zone 6 - Northwest	1.3	**	0.7	4.1	2.7	5.3	0.6	2.9	0.1	3.4	-	**
Zone 7 - Northeast	1.0	2.8	**	**	1.0	5.0	2.9	5.2	**	**	**	**
Zone 8 - Chinook	1.2	**	0.6	3.7	0.6	4.5	**	0.7	1.8	3.9	**	**
Zone 9 - Fish Creek	0.0	4.3	2.4	**	1.9	8.7	1.6	5.7	-	**	1.7	6.3
Calgary City (Zones 1-9)	1.3	4.3	1.4	4.1	1.7	4.7	1.7	4.3	1.2	5.8	0.9	6.4
Zone 10 - Other Centres	1.5	9.4	4.0	10.0	0.6	2.6	-	28.5	-	-	-	-
Calgary CMA	1.3	4.4	1.4	4.1	1.7	4.7	1.7	6.6	1.2	5.8	0.9	6.4

The following letter codes are used to indicate the reliability of the estimates:
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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA										
LT $750	0.9	**	**	2.0	0.0	**	**	**	1.2	1.4
$750 - $899	1.9	1.7	0.8	2.3	0.4	1.1	0.0	**	0.9	2.3
$900 - $1049	1.0	4.2	2.0	4.4	1.3	2.3	0.0	**	1.7	4.1
$1050 - $1199	0.0	**	0.9	5.9	1.2	6.7	0.0	4.2	1.0	6.0
$1200 - $1349	0.9	**	1.1	5.7	1.6	3.1	1.3	6.5	1.3	4.3
$1350+	**	**	2.4	5.8	2.0	8.7	2.5	4.6	2.1	7.8
Total	1.1	2.4	1.3	4.9	1.6	6.0	1.3	4.9	1.4	5.3

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	0.0 a	0.0 a	**	**	0.0 a	2.8 a
Zone 4 - Southwest	**	**	0.0 a	**	0.9 a	**	2.0 a	**	1.3 a	3.1 d
Zone 5 - Southeast	-	-	**	**	0.8 a	3.3 a	2.0 a	2.0 a	1.4 a	2.6 a
Zone 6 - Northwest	**	**	0.0 a	6.1 a	0.7 a	3.4 a	1.7 b	3.5 b	1.1 a	3.5 b
Zone 7 - Northeast	-	-	-	-	0.5 a	2.5 a	0.6 a	0.8 a	0.6 a	1.5 a
Zone 8 - Chinook	-	-	-	-	**	**	**	**	9.3 a	**
Zone 9 - Fish Creek	**	**	**	**	0.7 b	5.7 a	0.6 a	6.4 a	0.6 a	5.6 a
Calgary City (Zones 1-9)	**0.0 a**	**0.0 a**	**0.0 a**	**3.6 a**	**0.8 a**	**3.8 a**	**1.4 a**	**2.7 a**	**1.0 a**	**3.3 a**
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**0.0 a**	**0.0 a**	**0.0 a**	**3.6 a**	**0.8 a**	**3.7 a**	**1.4 a**	**2.7 a**	**1.0 a**	**3.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	1,213 b	1,205 b	**	**	1,121 b	1,091 a
Zone 4 - Southwest	**	**	**	**	1,346 c	1,245 c	1,223 a	1,285 a	1,279 c	1,235 b
Zone 5 - Southeast	-	-	**	**	1,257 b	1,285 a	1,294 a	1,303 a	1,275 a	1,293 a
Zone 6 - Northwest	**	**	932 b	889 b	1,209 a	1,196 a	1,332 a	1,412 a	1,246 a	1,272 a
Zone 7 - Northeast	-	-	-	-	1,257 a	1,256 a	1,385 a	1,398 a	1,331 a	1,338 a
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	1,200 b	1,218 b	1,282 a	1,279 a	1,221 b	1,235 a
Calgary City (Zones 1-9)	****	****	**1,030 b**	**1,007 b**	**1,230 a**	**1,227 a**	**1,332 a**	**1,367 a**	**1,267 a**	**1,280 a**
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	****	****	**1,030 b**	**1,007 b**	**1,230 a**	**1,227 a**	**1,332 a**	**1,367 a**	**1,267 a**	**1,280 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 2 - Beltline	0	0	1	1	8	8	6	6	15	15
Zone 3 - North Hill	0	0	14	14	15	15	7	7	36	36
Zone 4 - Southwest	1	1	19	13	113	106	102	108	235	228
Zone 5 - Southeast	0	0	3	3	265	273	302	302	570	578
Zone 6 - Northwest	1	1	67	66	766	770	598	612	1,432	1,449
Zone 7 - Northeast	0	0	0	0	377	377	496	496	873	873
Zone 8 - Chinook	0	0	0	0	27	27	27	27	54	54
Zone 9 - Fish Creek	2	2	35	35	508	508	162	172	707	717
Calgary City (Zones 1-9)	4	4	139	132	2,079	2,084	1,700	1,730	3,922	3,950
Zone 10 - Other Centres	0	0	0	0	10	10	0	0	10	10
Calgary CMA	4	4	139	132	2,089	2,094	1,700	1,730	3,932	3,960

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	0.0 a	6.7 a	**	**	0.0 a	5.6 a
Zone 4 - Southwest	**	**	0.0 a	**	3.6 b	**	4.0 b	**	3.5 b	4.9 d
Zone 5 - Southeast	-	-	**	**	1.9 a	4.4 a	3.0 a	2.0 a	2.5 a	3.1 a
Zone 6 - Northwest	**	**	1.5 a	9.1 d	1.6 a	5.1 a	3.1 b	4.7 b	2.2 a	5.1 a
Zone 7 - Northeast	-	-	-	-	2.7 a	3.9 a	1.2 a	1.4 a	1.9 a	2.4 a
Zone 8 - Chinook	-	-	-	-	**	**	**	**	9.3 d	**
Zone 9 - Fish Creek	**	**	**	**	1.0 a	**	1.2 a	6.4 d	1.0 a	6.4 c
Calgary City (Zones 1-9)	0.0	0.0	1.4	5.8	1.9	5.3	2.4	3.4	2.1	4.5
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	0.0	0.0	1.4	5.8	1.9	5.3	2.4	3.4	2.1	4.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	7.2 c	++	**	**	**	++
Zone 4 - Southwest	**	**	**	**	**	++	**	++	**	++
Zone 5 - Southeast	-	-	**	**	++	2.9 c	++	1.3 a	++	1.8 c
Zone 6 - Northwest	**	**	++	++	8.3 a	++	8.7 b	4.1 c	7.5 a	++
Zone 7 - Northeast	-	-	-	-	6.8 a	++	6.6 a	1.0 a	6.7 a	++
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	5.9 c	1.3 a	7.3 b	++	6.4 b	1.5 a
Calgary City (Zones 1-9)	**	**	**	++	6.7 a	++	6.1 a	2.0 b	6.3 a	1.0 a
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**	**	**	++	6.7 a	++	6.1 a	2.0 b	6.3 a	1.0 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	0.0 c	6.0 b ↑	0.8 a	6.5 a ↑	1.0 a	8.1 b ↑	0.0 a	**	0.8 a	6.9 b ↑
Zone 2 - Beltline	1.4 a	1.5 c -	1.8 a	4.6 a ↑	2.4 a	5.7 b ↑	3.1 c	3.5 c -	2.0 a	4.8 b ↑
Zone 3 - North Hill	**	**	1.2 a	5.1 c ↑	1.2 a	3.2 c ↑	**	**	1.3 a	4.4 b ↑
Zone 4 - Southwest	0.0 c	**	1.3 a	2.6 a ↑	0.8 a	1.9 b ↑	2.3 c	2.7 c -	1.1 a	2.3 a ↑
Zone 5 - Southeast	0.0 d	0.0 d -	0.8 a	3.6 b ↑	1.1 a	5.2 a ↑	1.3 a	2.0 a ↑	1.0 a	3.9 a ↑
Zone 6 - Northwest	0.0 c	0.0 d -	1.0 a	3.9 b ↑	1.4 a	4.4 b ↑	1.5 a	4.8 c ↑	1.3 a	4.3 b ↑
Zone 7 - Northeast	**	**	1.6 a	3.4 b ↑	1.2 a	3.8 b ↑	0.7 a	1.2 a ↑	1.2 a	3.1 a ↑
Zone 8 - Chinook	0.0 c	0.0 c -	0.7 a	4.0 a ↑	1.8 a	3.9 b ↑	**	3.9 d	1.3 a	3.9 a ↑
Zone 9 - Fish Creek	0.0 a	0.0 d -	1.8 a	8.3 b ↑	1.5 a	7.4 b ↑	0.7 a	5.5 b ↑	1.5 a	7.4 b ↑
Calgary City (Zones 1-9)	**1.0 c**	**2.4 d ↑**	**1.3 a**	**4.8 b ↑**	**1.5 a**	**5.1 b ↑**	**1.4 c**	**3.6 d ↑**	**1.4 a**	**4.8 b ↑**
Zone 10 - Other Centres	4.5 a	**	0.9 a	6.2 c ↑	1.2 a	20.5 a ↑	**	**	1.2 a	17.0 d ↑
Calgary CMA	**1.1 a**	**2.3 b ↑**	**1.3 a**	**4.9 a ↑**	**1.5 a**	**5.7 a ↑**	**1.3 a**	**3.7 b ↑**	**1.4 a**	**5.1 a ↑**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	969 c	1,003 b -	1,219 a	1,172 a -	1,459 a	1,430 a -	1,380 b	1,673 b ↑	1,287 a	1,242 a -
Zone 2 - Beltline	910 a	927 b -	1,149 a	1,138 a -	1,442 a	1,439 a -	1,877 a	1,971 a ↑	1,246 a	1,239 a -
Zone 3 - North Hill	896 b	806 b -	975 a	995 a -	1,192 a	1,191 a -	1,288 b	1,317 b -	1,066 a	1,072 a -
Zone 4 - Southwest	831 b	779 b -	1,070 a	1,055 a -	1,242 a	1,261 a -	1,282 a	1,307 a -	1,158 a	1,154 a -
Zone 5 - Southeast	1,029 a	645 d ↓	1,135 a	1,088 a -	1,201 a	1,219 a -	1,195 a	1,234 a -	1,175 a	1,179 a -
Zone 6 - Northwest	787 b	768 b -	1,108 a	1,146 a -	1,252 a	1,266 a -	1,290 a	1,353 a -	1,207 a	1,237 a -
Zone 7 - Northeast	**	**	1,137 a	1,113 a -	1,297 a	1,274 a -	1,360 a	1,371 a -	1,275 a	1,250 a -
Zone 8 - Chinook	936 a	913 a -	1,133 a	1,086 a -	1,342 a	1,315 a -	1,645 d	1,376 b ↓	1,238 a	1,196 a -
Zone 9 - Fish Creek	977 a	1,000 b -	1,180 a	1,194 a -	1,288 a	1,312 a -	1,269 a	1,270 a -	1,252 a	1,275 a -
Calgary City (Zones 1-9)	**909 c**	**903 b -**	**1,134 a**	**1,121 a -**	**1,314 a**	**1,317 a -**	**1,303 a**	**1,332 a -**	**1,221 a**	**1,217 a -**
Zone 10 - Other Centres	708 a	**	970 a	1,123 a ↑	1,102 a	1,373 a ↑	1,079 a	1,229 a ↑	1,047 a	1,306 a ↑
Calgary CMA	**905 c**	**900 b -**	**1,133 a**	**1,121 a -**	**1,311 a**	**1,319 a -**	**1,300 a**	**1,331 a -**	**1,219 a**	**1,219 a -**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	205	207	3,204	3,214	1,533	1,537	21	25	4,963	4,983
Zone 2 - Beltline	625	625	4,861	4,927	2,969	3,068	67	69	8,522	8,689
Zone 3 - North Hill	88	84	1,655	1,596	1,115	1,063	81	81	2,939	2,824
Zone 4 - Southwest	147	146	1,631	1,632	1,820	1,792	303	306	3,901	3,876
Zone 5 - Southeast	51	51	651	602	916	964	476	476	2,094	2,093
Zone 6 - Northwest	75	79	1,954	2,056	2,962	3,088	1,095	1,102	6,086	6,325
Zone 7 - Northeast	7	7	665	668	1,476	1,479	578	581	2,726	2,735
Zone 8 - Chinook	31	31	1,231	1,241	1,120	1,094	94	94	2,476	2,460
Zone 9 - Fish Creek	40	41	1,217	1,264	2,465	2,550	420	425	4,142	4,280
Calgary City (Zones 1-9)	1,269	1,271	17,069	17,200	16,376	16,635	3,135	3,159	37,849	38,265
Zone 10 - Other Centres	22	22	117	194	269	670	37	36	445	922
Calgary CMA	**1,291**	**1,293**	**17,186**	**17,394**	**16,645**	**17,305**	**3,172**	**3,195**	**38,294**	**39,187**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	7.4 b	2.1 a	9.7 a ↑	2.1 a	10.4 c ↑	0.0 a	**	2.1 a	9.7 a ↑
Zone 2 - Beltline	1.8 c	3.6 d ↑	3.0 a	7.5 b ↑	3.5 b	7.8 a ↑	3.1 d	3.5 d -	3.1 b	7.3 a ↑
Zone 3 - North Hill	**	**	2.8 a	6.9 b ↑	2.3 a	5.2 c ↑	**	**	2.7 a	6.3 b ↑
Zone 4 - Southwest	3.4 d	3.3 d -	2.6 a	4.8 b ↑	1.8 a	4.5 b ↑	5.2 d	5.2 d -	2.5 a	4.6 b ↑
Zone 5 - Southeast	0.0 d	0.0 d -	2.1 a	6.2 a ↑	3.1 a	7.0 a ↑	2.7 a	2.0 a ↓	2.6 a	5.5 a ↑
Zone 6 - Northwest	**	0.0 d	2.6 a	6.1 b ↑	3.0 b	6.4 a ↑	3.0 c	6.0 c ↑	2.9 a	6.2 a ↑
Zone 7 - Northeast	**	**	3.4 b	4.6 a ↑	2.5 a	5.0 a ↑	1.2 a	1.9 a ↑	2.4 a	4.2 a ↑
Zone 8 - Chinook	3.4 d	0.0 c ↓	2.2 a	9.7 b ↑	3.7 b	9.5 b ↑	**	3.9 c	3.0 a	9.2 a ↑
Zone 9 - Fish Creek	0.0 a	0.0 a -	2.8 a	11.7 c ↑	2.9 a	9.6 b ↑	1.4 a	6.2 b ↑	2.6 a	9.8 a ↑
Calgary City (Zones 1-9)	2.3 c	4.2 c ↑	2.6 a	7.7 a ↑	2.8 a	7.4 a ↑	2.6 a	4.4 a ↑	2.7 a	7.2 a ↑
Zone 10 - Other Centres	4.5 a	**	0.9 a	7.3 c ↑	1.2 a	20.7 a ↑	**	**	1.2 a	17.6 d ↑
Calgary CMA	**2.3 c**	**4.3 c ↑**	**2.6 a**	**7.7 a ↑**	**2.8 a**	**7.9 a ↑**	**2.6 a**	**4.6 b ↑**	**2.7 a**	**7.4 a ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Downtown	4.5 d	++	5.8 b	++	5.0 b	-1.0 d	**	++	5.6 b	++
Zone 2 - Beltline	++	++	7.6 c	++	6.3 c	++	4.7 d	++	6.7 b	++
Zone 3 - North Hill	**	++	6.7 b	1.3 d	5.1 c	++	**	++	6.1 b	1.2 d
Zone 4 - Southwest	**	5.4 d	6.2 b	++	5.2 b	1.0 d	3.7 d	++	6.2 b	++
Zone 5 - Southeast	**	++	6.7 a	-1.8 c	4.2 c	++	**	1.3 d	4.5 b	++
Zone 6 - Northwest	**	++	6.2 c	0.7 b	6.2 b	++	7.2 b	3.0 d	6.1 b	0.9 d
Zone 7 - Northeast	**	**	8.8 a	++	7.2 a	++	5.6 a	1.4 a	7.2 a	++
Zone 8 - Chinook	8.3 b	++	9.2 a	-1.2 a	8.7 b	-1.3 d	**	++	8.9 a	-1.4 a
Zone 9 - Fish Creek	8.7 a	++	7.9 a	1.3 a	5.8 a	1.0 a	4.8 b	2.3 c	6.3 a	1.1 a
Calgary City (Zones 1-9)	4.9 d	++	7.1 a	++	6.0 a	++	5.8 b	++	6.4 a	++
Zone 10 - Other Centres	2.9 a	**	7.2 a	3.1 d	5.0 a	4.5 c	4.1 d	**	5.8 a	4.5 d
Calgary CMA	**4.9** d	**++**	**7.1** a	**++**	**6.0** a	**++**	**5.8** b	**++**	**6.4** a	**0.4** b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Calgary CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Core	1.4 a	6.9 c ↑	1.5 a	5.4 a ↑
West	**	2.9 c	1.3 a	4.7 a ↑
East	0.0 d	**	1.2 a	6.9 b ↑
Calgary CMA	**1.1 b**	**4.9 c ↑**	**1.4 a**	**5.3 a ↑**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Calgary CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	934 a	1,112 c	1,126 a	**	1,392 a	**	1,547 b
West	**	812 a	**	1,120 a	1,490 c	1,301 a Δ	**	1,286 a
East	**	681 b	**	1,106 a	**	1,281 a	**	1,158 a
Calgary CMA	**	**900 a**	**1,146 c**	**1,122 a -**	**1,522 d**	**1,332 a Δ**	**	**1,286 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
Δ indicates that the change is statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Core	**	**	1,211 d	1,112 c	1,690 c	**	**	**	1,478 c	**
West	**	**	1,264 d	**	1,427 c	1,490 c	**	**	1,375 b	1,436 c
East	**	**	**	**	1,363 d	**	**	**	1,330 c	**
Calgary CMA	**	**	**1,227 c**	**1,146 c**	**1,511 b**	**1,522 d**	**	**	**1,415 b**	**1,338 d**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA				
3 to 24 Units	4.1 d	4.5 c -	1.5 a	4.2 b ↑
25 to 49 Units	1.0 d	3.7 d ↑	1.5 a	4.9 a ↑
50 to 74 Units	**	1.8 c	1.9 a	6.4 a ↑
75 to 99 Units	0.3 b	**	1.2 a	6.9 a ↑
100+ Units	0.2 b	5.8 d ↑	1.1 a	6.1 a ↑
Total	1.1 a	4.9 c ↑	1.4 a	5.3 a ↑

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Calgary CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Core	20,855	20,691	7,157 a	7,056 a	34.3 a	34.1 a	1.4 a	6.9 c ↑
West	23,909	24,464	6,555 a	7,157 a	27.4 a	29.3 a	**	2.9 c
East	8,217	9,253	2,376 d	2,572 d	28.9 d	27.8 d	0.0 d	**
Calgary CMA	**52,981**	**54,408**	**16,236 a**	**16,810 a**	**30.6 a**	**30.9 a**	**1.1 a**	**4.9 c ↑**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Calgary CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA								
3 to 24 Units	4,231	4,242	1,561 a	1,450 a	36.9 a	34.2 a	4.1 d	4.5 c -
25 to 49 Units	6,638	6,695	1,977 a	1,869 a	29.8 a	27.9 a	1.0 d	3.7 d ↑
50 to 74 Units	4,759	5,157	1,399 d	1,254 d	29.4 d	24.3 d ↓	**	1.8 c
75 to 99 Units	3,410	3,272	**	**	**	**	0.3 b	**
100+ Units	33,943	35,042	10,114 a	11,222 a	29.8 a	32.0 a -	0.2 b	5.8 d ↑
Total	52,981	54,408	16,236 a	16,810 a	30.6 a	30.9 a -	1.1 a	4.9 c ↑

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Calgary CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Calgary CMA										
Single Detached	**	**	**	**	**	**	**	1,635 b	**	1,598 b
Semi detached, Row and Duplex	**	**	**	**	**	1,202 b	1,334 b	1,393 b	1,287 b	1,343 b
Other-Primarily Accessory Suites	**	**	**	788 c	1,122 c	1,025 c	**	**	1,025 c	**
Total	**	**	802 d	**	**	1,214 c	1,584 b	1,534 b	1,449 b	1,398 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Calgary CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Calgary CMA		
Single Detached	32,327 c	31,156 c
Semi detached, Row and Duplex	26,164 c	28,688 d ↑
Other-Primarily Accessory Suites	**	**
Total	66,607	63,045

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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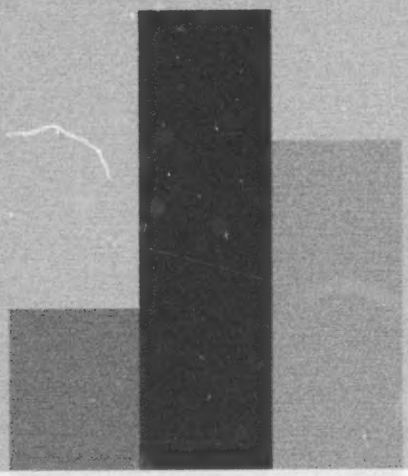

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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